

Council DA reference number	Lot number	DP number	Apartment/Unit number	Street number	Street name	Suburb/Town	Postcode	Category of development	Environmental planning instrument	Zoning of land	Development standard to be varied	Justification of variation	Extent of variation	Concurring authority	Date DA determined dd/mm/yyyy
LDA2016/0483	26	205800		105	Cox's Road	North Ryde	2113	3: Residential - New second occupancy	Ryde LEP	R2 Low Density Residential	Clause 4.1A Dual occupancy (attached) subdivisions Clause 4.1B minimum lot size for dual occupancies	The variation to the density control is effectively minor. The control seeks to ensure that there isn't a proliferation of certain types of development within residential neighbourhoods. The minor variation in this instance does not compromise the intent of the control. Strict compliance with the development standard is unreasonable and unnecessary in the circumstances of the site for the reason that the variation is essentially minor in nature and the proposed development meets all other standards relating to density including building height and FSR.	0.05%	Council	11/01/2017
LDA2016/0385	7	9536		8	Haig Avenue	Denistone East	2112	4: Residential - New multi unit	Ryde LEP	R2 Low Density Residential	Clause 4.3A (2) Height of Buildings with no street frontage	There is no planning purpose to be served by limiting the height of part of the roof ridge to the maximum allowable. The proposed section of non-compliant roof will not offend the objectives for the LEP height of buildings control or the objectives for development in Zone R2.	10% (unit 2) 3% (unit 3)	Council	12/01/2017

MOD2016/0166	109	23290		4	Colvin Circle	Denistone East	2112	3: Residential - New second occupancy	Ryde LEP	R2 under RLEP 2014	Clause 4.5 Calculation of floor space ratio and site area	<p>Compliance with the development standard would be inconsistent with the aims of the RLEP 2014. Strict compliance with the development standard would render the application inconsistent with the objectives specified in section 5 (a) (i) and (ii) of the EPA Act, as the departure allows for the orderly and economic use of the proposed development, resulting in a more usable and functional space. The proposed additional floor area is minimal (1.1%). As such it is considered that the proposed non-compliance will not contribute to unreasonable building bulk or scale.</p>	1.10%	Council	20/01/2017
LDA2016/0454	A	315074		18	Campbell Street	Eastwood	2122	4: Residential - New multi unit	Ryde LEP	R2 Low Density Residential	4.1 (3) Minimum subdivision lot size	<p>Enforcing compliance with the development standard would be unreasonable and unnecessary, and that there are sufficient environmental planning grounds to justify the contravention of the development standard.</p>	8%	Council	9/02/2017

LDA2016/0568	32	524077		30	Champion Road	Tennyson Point	2111	1: Residential - Alterations & additions	Ryde LEP	R2 Low Density Residential	Clause 4.3 Height of Buildings	The non-compliance results from site constraints. In this instance, the non-compliance occurs at a small portion of the site where there is a sudden and sharp increase in the fall of the land. Council is in agreement with the justifications provided by the applicant and considers the non-compliant building height to be acceptable in this instance.	0.83% (southern elevation) 0.57% (northern elevation)	Council	16/02/2017
LDA2016/0506	16	30233		3	Byron Avenue	Ryde	2112	3: Residential - New second occupancy	Ryde LEP	R2 Low Density Residential	Clause 4.1B (2) (b) - Minimum lot sizes for dual occupancies - Minimum road frontage	The variation to the minimum street frontage requirements in this specific case, wherein the variation sought is less than 1%, will not result in any unreasonable additional adverse impacts upon the amenity of adjoining properties.	0.94%	Council	20/02/2017
LDA2017/0010	B	400641		9	Hopetoun Avenue	Denistone East	2112	6: Residential - Other	Ryde LEP	R2 Low Density Residential	4.1 (3) Minimum subdivision lot size	The objectives of Clause 4.6 of the Ryde LEP were considered against the applicant's written request as well as the "five part test" established by the NSW Land and Environment Court. The proposed lot size variation and submitted Clause 4.6 justification are considered to be acceptable given the circumstances of the case and subject to suitable conditions of consent.	5.80%	Council	7/03/2017

LDA2016/0472	5	22831		51	Shaftsbury Road	Denistone	2114	3: Residential - New second occupancy	Ryde LEP	R2 Low Density Residential	Clause 4.1B (2) (b) Minimum lot sizes for dual occupancies - minimum road frontage	The justification provided for the departure from the development standards is considered well founded as it provides justification for the departure and addresses the constraints of the site while also addressing how the proposal meets the objectives of RLEP 2014 and DCP 2014. The frontage is 19.939m with a shortfall of 61mm.	0.30%	Council	16/03/2017
LDA2016/0519	135	23290		5	Gallard Street	Denistone East	2112	3: Residential - New second occupancy	Ryde LEP	R2 Low Density Residential	Clause 4.1B (2) (b) - Minimum lot sizes for dual occupancies - Minimum road frontage	Compliance with the development standard would be inconsistent with the aims of the RLEP 2014 and strict compliance with the development standard would render the application inconsistent with the objectives specified as the variation is less than 1% on an otherwise orderly and economic use and development of the site.	0.95%	Council	23/03/2017